

Correspondence Between  
Staff and Applicant  
Approval Letter



March 6, 2019

Stephen W. Anderson  
Gammage & Burnham, PLC  
Two North Central Avenue, 15th  
Phoenix, AZ 85004


Re: 531-PA-2018  
16-AB-2018  
Emerald Hills Ranch Abandonment

Dear Stephen W. Anderson,

This is to advise you that the case referenced above was approved at the March 5, 2019 City Council meeting. The City Council related documents may be obtained from the City Clerk's office located at 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251 or by entering the document number through the city website @ <https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

If you have any questions, please contact me at 480-312-2376.

Sincerely,



Jeff Barnes  
Senior Planner



## Planning and Development Services Division

7447 East Indian School Road  
Scottsdale, Arizona 85251

12/20/2018

Stephen W. Anderson  
Stephen W. Anderson c/o Gammage & Burnham PLC  
Two North Central Avenue, 15th  
Phoenix, AZ 85004

RE: Determination of a Planning Commission hearing


Dear Mr. Anderson:

Your Development Application 16-AB-2018, Emerald Hills Ranch Abandonment, is scheduled on the 1/23/2018 Planning Commission hearing agenda.

You may be required to make a presentation to the Planning Commission. If you choose to present your application to the Planning Commission utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on Monday 1/21/2018. Please limit your presentation to a maximum of 10 minutes.

The Planning and Development Services Division has had this application in review for 38 Staff Review Days.

Thank you,



Jeff Barnes  
Senior Planner





Land Services  
P.O. Box 53933  
Phoenix, Arizona 85072  
Mail Station 3286

September 10, 2018

Jo M. Ryan  
Gammage and Burnham  
2 North Central Avenue  
Phoenix, AZ 85004

**RE: Various Easement Abandonment**

Dear Jo M. Ryan:

Per your request for Arizona Public Service Company's (APS) concurrence to abandon the various easements on the property located at 10030 North 124<sup>th</sup> Street, Scottsdale Arizona 85259 and shown on the easement abandonment detail included with your request dated July 30, 2018 the following information is provided.

I have researched our records and found that the subject property is situated within the APS service territory. There are no facilities within said easements.

APS does concur to the abandonment of the various easements per this request.

Should you have further questions concerning this matter, please contact me at (602) 371-7295 or [david.schlief@aps.com](mailto:david.schlief@aps.com).

Sincerely,

A handwritten signature in black ink that reads "David Schlief". The signature is written in a cursive, flowing style.

David Schlief R.L.S. SR/WA  
Sr. Land Agent  
Land Services Department  
Arizona Public Service Company

**16-AB-2018**  
**10/02/2018**



Sherry Wagner, Sr. Technician  
Right of Way  
PAB 348 | P.O. Box 52025  
Phoenix, AZ 85072-2025  
P: (602) 236-3126 | F: (602) 236-8193  
sherry.wagner@srpnet.com

July 31, 2018

Ms. Jo M. Ryan  
Gammage & Burnham  
2 north Central Ave., 15<sup>th</sup> Floor  
Phoenix, Arizona 85004

RE: Emerald Hills Ranch

Dear Ms. Ryan:

Salt River Project has no objection to the abandonment of the easements as shown in your site plan resubmitted July 30, 2018. This is in the Arizona Public Service serving area.

If you have any questions please feel free to contact me on 602-236-3126.

Sincerely,

*Sherry Wagner*

Sherry Wagner







**CenturyLink**  
**5025 N. Black Canyon Hwy**  
**Phoenix, AZ 85015**

August 14, 2018

Jo M. Ryan, AICP  
Senior Land Use Planner  
Gammage & Burnham  
2 North Central Ave., 15<sup>th</sup> Floor  
Phoenix, AZ 85004  
jryan@gblaw.com

RE: Request for Abandonment of Public Utility Easement by Emerald Hills Ranch, Inc., for APN 217-32-053A, 217-32-052C and 217-32-050B located at the southwest corner of N. 124<sup>th</sup> Street and Gold Dust Avenue in the City of Scottsdale, Maricopa County, Arizona.

Qwest Corporation d/b/a CenturyLink QC has reviewed the request for the abandonment of the 33' public utility easement recorded as Docket No. 9228 at Page 482; the 33' roadway and public utility easement dedicated in a Land Patent recorded as Docket No. 5405 at Page 76; the 25' public utility easement recorded as Document No. 1989-0587514; the 33' roadway and public utility easement as dedicated in a Land Patent recorded as Docket No. 1399 at Page 131; the 25' highway and public utility easement dedicated in a Land Patent recorded as Docket No. 7376 at Page 131; the 33' roadway and public utility easement dedicated in a Land Patent recorded as Docket No. 10514 at Page 1008; and the 33' highway easement recorded as Docket No. 10210 at Page 1154 Maricopa County, AZ.

CenturyLink's Field Engineer, Gary Baker has determined that CenturyLink has no facilities within the proposed abandonment easements. He looks forward to the reviewing the plans from the developer for new easements for a new project. CenturyLink has no objection to the abandonment of the above listed utility and roadway easements.

If you have any questions, please contact Lisa Gallegos-Thompson, CP at 406-443-0583.

Respectfully,

*Karen Caime*

**Karen Caime**  
**Network Real Estate**  
**Karen.Caime@centurylink.com**  
**P802318/T6AZR41 T600 65350000**



**From:** Sacks, Richard <RSacks@ScottsdaleAz.Gov>  
**Sent:** Monday, July 30, 2018 4:27 PM  
**To:** Jo M. Ryan, AICP  
**Subject:** RE: Request for "No Objection" to Release of Easements

Water Resources does not have any objections to the release of easements within the three parcels except number 11 which is a 33' PUE along 124<sup>th</sup> St. We currently have an existing 6" diameter waterline on the west edge of the PUE along 124<sup>th</sup> St. While the waterline is within the PUE, we actually need an additional 10' on the west side of the waterline should any maintenance be performed.

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Senior Water Resources Engineer  
City of Scottsdale  
9379 E. San Salvador  
Scottsdale, AZ 85258  
480-312-5673  
[rsacks@scottsdaleaz.gov](mailto:rsacks@scottsdaleaz.gov)



*"Water Sustainability through Stewardship, Innovation and People"*

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**From:** Jo M. Ryan, AICP <jryan@gblaw.com>  
**Sent:** Monday, July 30, 2018 3:38 PM  
**To:** Sacks, Richard <RSacks@ScottsdaleAz.Gov>  
**Subject:** Request for "No Objection" to Release of Easements

Hello Richard,

Our firm represents Emerald Hills Ranch, Inc., the owner of property located at the southwest corner of N. 124<sup>th</sup> Street and Gold Dust Avenue in the City of Scottsdale (Maricopa County Assessor APN: 217-32-053A; 217-32-052C; and 217-32-050B). Please see attached Vicinity Map.

Currently, the property is encumbered with several outdated GLO and other easements that divide the property and are not necessary to provide required access. Emerald Hills Ranch would now like to abandon these easements, which are called out on the attached Abandonment Exhibit as Exception Numbers 6 through 12.

We are in the process of submitting an abandonment application to the City of Scottsdale to eliminate these easements, which are no longer necessary. As you are aware, the City of Scottsdale requires that we obtain letters/emails of "no objection" from utility purveyors potentially with facilities in the area. The purpose of this correspondence is to confirm that the City's Water Resource Department has no objection to the abandonment of Easements 6 through 12 as depicted on the attached Abandonment Exhibit.

Should you have any questions, please do not hesitate to contact me. Thank you in advance for your time and assistance.

**Jo M. Ryan, AICP**  
Senior Land Use Planner  
602.256.4448 Direct | 503.515.7861 Mobile  
[jryan@gblaw.com](mailto:jryan@gblaw.com) | [Profile](#) | [www.gblaw.com](http://www.gblaw.com)

**GAMMAGE & BURNHAM**





August 2, 2018

Jo M. Ryan, AICP  
Senior Land Use Planner  
Gammage & Burnham  
2 North Central Ave., 15th Floor  
Phoenix, AZ 85004

RE: Abandonment Request for N. 124th Street and Gold Dust Avenue, APN: 217-32-053A

Ms. Ryan,

I have reviewed the abandonment request for N. 124th Street and Gold Dust Avenue, APN: 217-32-053A, in Scottsdale, AZ. Based upon the supplied drawings/exhibits that you've submitted it has been determined that COX has no facilities within the PUE and therefore we approve your request to abandon.

Please note that although Cox Communications approves this abandonment we do so with the understanding that we will not assume any construction, relocation and/or repairs costs associated or in result of this abandonment.

If I can be of further assistance, please contact me using the contact information below.

Kenny Hensman

*Kenny Hensman*

COX Communications  
Permitting Group  
Right of Way Agent II  
kenny.hensman@cox.com  
AZ.JointUse@cox.com



## SOUTHWEST GAS CORPORATION

August 16, 2018

Jo M. Ryan  
Gammage & Burnham  
2 North Central Ave, 15<sup>th</sup> Floor  
Phoenix, AZ 85004

SUBJECT: Public Utility Easement Abandonment  
REQ 9011 – N 124<sup>th</sup> Street and Gold Dust Avenue  
(APN: 217-32-053A; 217-32-052c; and 217-32-050B)

Dear Jo Ryan,

After reviewing the plans for the above-referenced project, it has been determined that there are **no apparent conflicts** between the Southwest Gas system and your proposed abandonment of the public utility easement. Southwest Gas would like to recommend abandonment of the public utility easement located at the above-referenced location.

Thank you for your cooperation on this project. Please contact me if you have any questions or require additional information.

Sincerely,

Nancy J. Almanzan  
Supervisor, Right-of-Way/Engineering Services  
702-876-7137